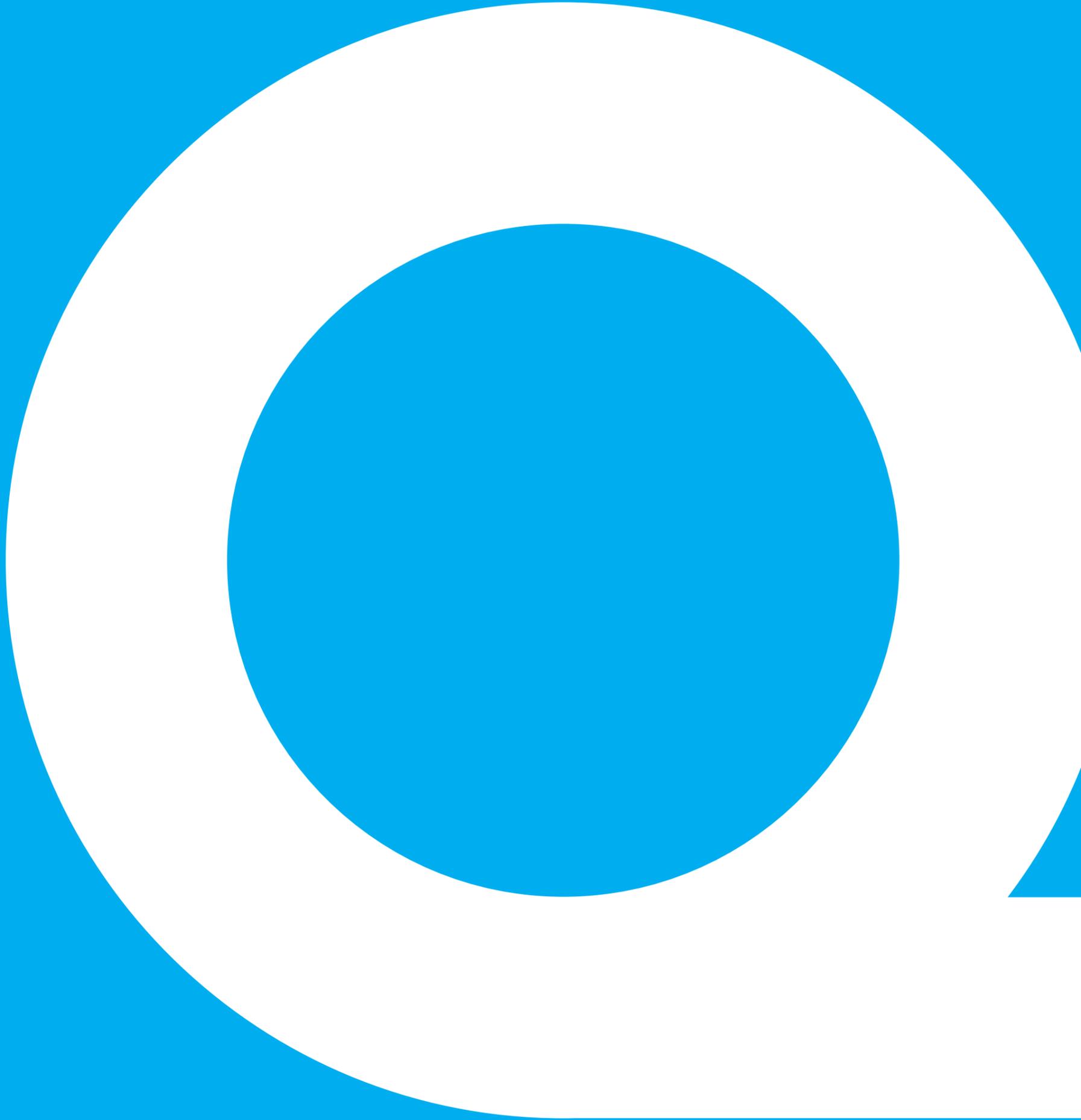


Q CONSTRUCTION



COLDSTORES





#### **A NOTE FROM THE Q DIRECTORS**

Working in the construction industry is no walk in the park: nothing is ever as straightforward as it appears. Getting the solution you require delivered at a top-service level requires a wide range of knowledge from many different sources. When deciding on who to partner with in your project, we understand the need to work with a trusted, experienced team who just 'get it'. Our team has seen it all before and relish the strategic problem-solving that comes with each new territory.

As industry leaders and seasoned operators, you can rest assured that your project is in safe and very capable hands. Read on to get a feel for who Q Group are, and if you have any queries, please get in touch.

**From Q Group Directors: Tony Eastland,  
Brendan Gray and Grant Browne.**

**THE POWER OF Q**

**THIS IS US:  
Q CONSTRUCTION**

Our experience in the industry told us clients were looking for people they can trust. People who have pride in seeing a job done well and last but not least - people they enjoyed working with.

We also figured that if we're going put our sweat and hours into a project, we may as well enjoy it. The happier, healthier our crew - the better the end result for everyone.

We call this "The Power of Q" and it's so powerful, clients want to come back, again and again.

**No us and them.**

No matter how large or how small your project, we believe in total collaboration.

Construction is one of the most complicated industries with so many moving parts, so there has to be teamwork and a good measure of ingenuity.

We create solutions that work, bring innovation that saves money, and have a can-do attitude that gets the job done on time.

- CONSTRUCTION
- INTERIORS
- MAINTENANCE
- COLDSTORES



Bidfood, Hobsonville

**WHAT WE CAN DO FOR YOU**

Our unique approach to construction, commercial builds and industrial fitouts has made Q Construction one of New Zealand's most respected building companies.

Today, we're the industry leader in temperature-controlled construction, building some of the country's largest and most advanced coldstores and food processing lines.

You'll also find us building local schools, childcare centres, refurbishing hospitals and healthcare centres - work that builds better communities.

And increasingly, you'll discover the Q team creating some of the smartest fitouts in the country - creating better working environments.

The Power of Q can be seen in buildings all over the country. But more importantly, our build experience is having a deeper effect on clients and the industry.

It's creating more trust, more pride and more smiles.

Q Construction's unique collaborative approach to building creates frictionless projects that make clients want to come back. **We call this the power of Q.**

**KINGS OF COOL**

From Whangarei to Queenstown, we've designed and developed coldstores that go beyond just 'ticking the box' - it's no wonder they've become our specialty. Working with companies like Bidfood, Lineage, Tegel, Ottogi and Leader Foods, we are experts in food processing lines and temperature-controlled facilities and the construction of hygiene sensitive environments. Our experience extends to food processing lines, storage facilities, coldstores, and pharmaceutical laboratories. We understand the complexities associated with these unique industries and have a proven track record of delivering for excellence for our clients.

**OUR AGILE APPROACH**

Being able to move quickly and easily, make changes as and when needed and doing it all collaboratively with YOU; that's what we do best.

How do we do it? By being flexible and solutions focused. When something crops up to change your project's plans, we'll work with you to come to the best possible solution. Our tight-knit and proven team offer the right blend of expertise, and our close relationships with our key suppliers and sub-contractors mean the right people are always at hand to adapt to challenges and changes.



Bidfood Butchery, Auckland

**INTEGRITY**

**PRIDE**

Q Construction was founded over 16 years ago on these principles - three words that make a power of difference to a building project and sets Q Construction apart.

**ENJOYMENT**



**BIDFOOD**

HOBSONVILLE  
AUCKLAND

Construction of a new, large-format, temperature-controlled distribution centre.

**Project Value:** \$17,000,000  
**Construction Period:** August 2018 to August 2019  
**Consultants:** Peter Swan Ltd  
**Referee:** Phil Meyer-Smith, Peter Swan Ltd

Bidfood's Auckland North Distribution Centre expanded the company's capacity to deliver timely orders, especially to those customers north of the Waitematā Harbour. Up to 12 trucks at a time can be serviced at environmental load areas, and the centre provides a large dry store as well as temperature-controlled storage for more than 4300 pallets of product.

A significant cut and removal of existing materials was required across the entire site, so we focused on achieving a precise and efficient construction programme in consultation with the project's architect and engineers. Due to comprehensive planning, site activities worked in well with each other. Haul roads used for taking earthworks spoil off the site did not isolate any live construction areas.

The construction project includes a 1540m<sup>2</sup> coldstore, a 440m<sup>2</sup> chiller, a 1600m<sup>2</sup> dry store and more than 900m<sup>2</sup> of environmental load areas (ELAs). Special-purpose facilities include a plant room, forklift recharge room and a large drive-through canopy. We constructed four-metre-high timber retaining walls to stabilise areas along the boundary where deep excavations were necessary. The project has a clear safety and environmental record.

**AOTEAROA FISHERIES**

MT WELLINGTON  
AUCKLAND

Q Construction were engaged to do alterations and an extension to create a live lobster facility.

**Project Value:** \$3,000,000

**Construction Period:**

October 2015 to May 2016

**Consultants:** PSL Peter Swan Ltd

**Referee:** David Cossey, Portfolio Manager

Moana New Zealand (formerly Aotearoa Fisheries) is the largest Māori-owned seafood company and the second largest seafood company in terms of quota volume and value in New Zealand. It fishes and harvests solely from Aotearoa New Zealand coastal waters.

Moana Seafood wanted to have more of a focus on the live lobster market so engaged Q Construction to convert an existing warehouse into a state of the art, purpose built live lobster facility including holding tanks and filtration systems.

New Zealand's lobster is the champagne of lobster in the Asian market, highly regarded for its light, sweet and rich taste with a firm flesh.

A wide range of grades is available, from A (up to 600g) through to F (2.5kg+). Their factories are governed by strict food safety programmes to ensure quality standards that start with the harvester and are carried right through to the market.

Q successfully managed construction of the new facility to ensure no disruption to daily activities of the existing surrounding operations. Our previous experience with coldstores facilities, specialist finishes and related services proved beneficial when managing sub trades.





**NISHIN / ZEACOLD**

ALBANY  
AUCKLAND

Q was involved in the construction of three buildings for this project; a freezer, a warehouse and an office space.

**Project Value:** \$11,000,000  
**Construction Period:** 2018 to 2019  
**Consultants:** Wingate Architects, Airey Engineers (Fire & Civil), bbd Cost Consultants, Agile Engineering Consultants (Electrical & Mechanical)  
**Referee:** Simon Barnes, bbd

This new build multi-development includes three separate buildings - a 2,500m<sup>2</sup> head office, a seafood importer and a distributor cold store. The building includes 1,500m<sup>2</sup> of cold store, 500m<sup>2</sup> office and 500m<sup>2</sup> of loading area. To the front of the development site, there are another two warehouse/office buildings, each comprising 1,500m<sup>2</sup> of office and warehouse.

It was challenging for the owner to obtain building consent, but Q Commercial Construction worked tirelessly with the client and his consultant team as the project evolved with a fantastic result.

“

Bidvest NZ has been involved in more than 14 construction projects over the past 10 years. These have been completed by a mix of large, well-known industry players and smaller niche market operators.

The projects handled by Q Commercial sit comfortably at or near the top of this list for customer satisfaction and quality of construction. I would have no hesitation in recommending Q Commercial.

**Phil Struckman,**  
**Bidvest**

“

Along with their quick response times they had a knack for recommending innovative solutions to a number of requested changes and worked in a transparent manner with a “can do” approach.

**David Cossey,**  
**Portfolio Manager,**  
**Aotearoa Fisheries**

“

We found Q to be invested in the quality of the build and collaborative in their approach. Site management was flawless with a clear commitment to workplace safety and real forethought in terms of the staging of work. The project was successful by all measures, we are very pleased with the delivery and the end result.

**Graham Klein,**  
**National Engineering Manager,**  
**Lineage Logistics**

**DON'T TAKE OUR WORD  
FOR IT. READ WHAT  
CLIENTS HAVE TO SAY  
ABOUT WORKING WITH  
THE Q TEAM.**

“

The quality of workmanship, attention to detail and overall project management was of excellent quality... resulting in our building being handed over on time and within budget.

**Steve Kent,**  
**General Manager Fresh  
& Processing Divisions,**  
**Bidfood NZ**

“

Q Construction provided solutions to assist in cost savings, utilise quality sub contractors and develop/maintain schedules to accommodate Ottogi's.

**James Song,**  
**Logistics Manager,**  
**Ottogi New Zealand**

**OTTOGI NZ LTD**

TAKANINI  
AUCKLAND

A design and build project for Ottogi NZ Ltd comprising warehousing with incorporated two-level office area. The warehousing consisted of dry store storage facility, two temperature controlled chillers and an environmental load out facility including all associated specialist docks, levelers and rapid doors.

**Project Value:** \$8,000,000

**Construction Period:**

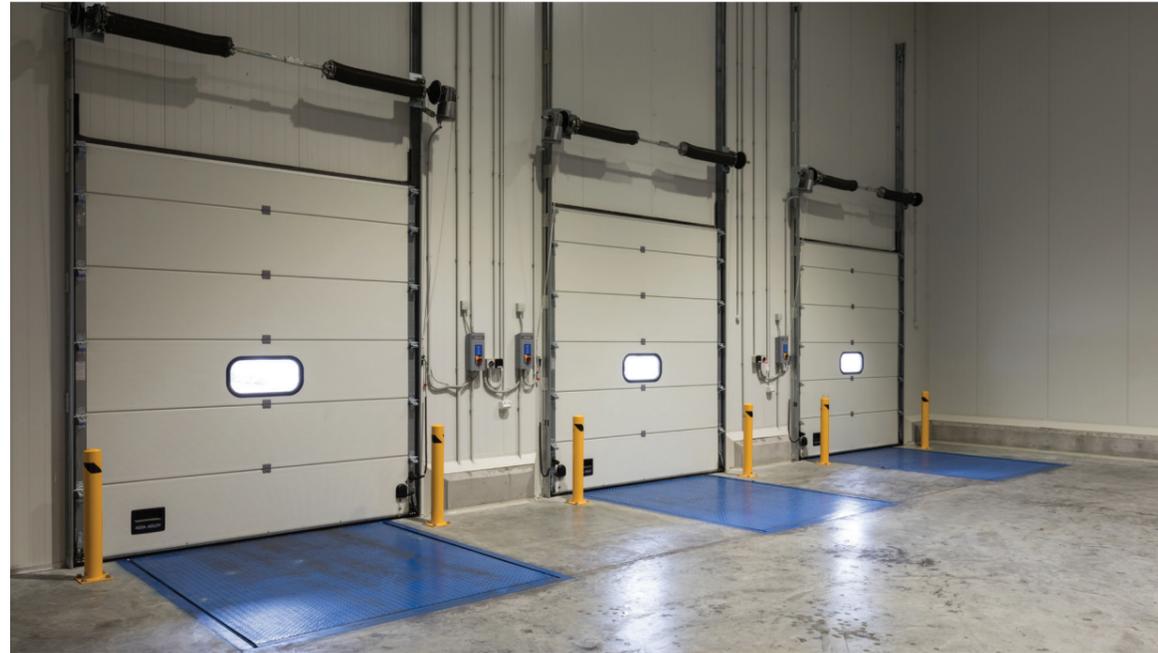
February to November 2018

**Consultants:** Peter Swan Engineers

**Referee:** James Song, Ottogi

During extensive consultation with Ottogi, Q were able to complete a design that best suited our clients needs utilising the site adjacent to their existing facility. The site posed some challenges with respect to existing geotechnical conditions all of which were incorporated into the design - bulk fill to form a raised building platform and driven timber piles. Post tensioned floor slabs provided the seamless floor that our client required for longevity and low maintenance.

Working closely with local utility companies we were able to find the best outcome for the client with respect to several existing services encroaching into the property boundaries. The build was completed both on time and on budget.



WHAT WE'VE DONE



**LEADER PRODUCTS**

OTAHUHU  
AUCKLAND

Some strategic thinking was needed to keep this food manufacturer's project on target. We constructed an extension to the fully cooked line at Leader Products Otahuhu site.

**Project Value:** \$7,000,000  
**Construction Period:** November 2018 to October 2019  
**Consultants:** Peter Swan Ltd  
**Referee:** Tony Peterson, Leader Products

This project entailed building a food-hygiene environment adjoining an existing plant while the rest of the processing factory kept operating normally, manufacturing frozen convenience foods for retail, food service, industrial and quick service restaurant clients.

In the early stages of the construction project, changes needed to be made to the already-approved design with multiple applications to Auckland Council to amend the building consent.

Motivated to keep the construction project progressing while the consents were partially reviewed, we spoke to the project's consultants and key tradespeople and made significant changes to the project programme and sequencing of works.

This proactive approach minimised delays during the construction phase and enabled the project to meet critical installation dates for equipment at the new facility.

### THE Q TEAM

Being proud of your team isn't something everyone can claim. At Q Construction it's something we say often. With our ethos based on integrity, pride and enjoyment, it's no wonder we treat each other like family - and care for our staff like we care for our clients.

Led by Directors Tony Eastland, Brendan Gray and Grant Browne, we're close-knit, approachable people, who work hard together to deliver you the best outcomes.

By pairing our values with a wealth of industry knowledge and experience in New Zealand and abroad, we've struck a winning combination. In order for you to end up with a finished project that you love, it needs to be made by people who share your vision and take pride in the end result.

We look for people who are not only knowledgeable, but are also passionate about their work; we think it's important to enjoy your time in the workplace. Each of the team look forward to coming to work in the morning, so you can look to us for an ambitious, driven team with a fresh approach that you can count on.

Delivering the best outcome to you is what we do; trust us to do it, with a smile.



**WE ENSURE WE MAINTAIN SAFETY AND SUSTAINABILITY OBJECTIVES ALONG THE WAY.**

**A PRIORITY IN WORKPLACE SAFETY**

We put workplace health and safety before everything else we do.

Health & Safety is a critical element when creating buildings and there are big risks at play. Our people are our family, and we care deeply about our long-lasting relationships, so safety on site is paramount.

Through our online construction management and business intelligence systems, we conduct weekly safety audits, collate results and identify anything that may need improving. By tracking the results of the inspections, you'll get peace of mind from knowing we're keeping the worksite safe to the best of our ability and knowledge.

Our site managers conduct random audits of other sites to gain a different perspective and ensure they aren't managing their site with blinkers on - remaining open to different ways of working that could improve safety. Feedback is always welcome, whether it's internal from our close-knit team or from clients or other industry professionals, so you can step on to our worksites with confidence.

**A FOCUS ON ENVIRONMENT**

A fair few surfers, fisherman and lovers of outdoors make up the Q team. So you can imagine this has a positive influence on how we view our impact on the environment. We want to build great projects for our clients, but we also want to leave our land and environment in the best shape we can for our future generations. It's a fine line, but one we believe in.

We ensure waste is sorted into the correct bins and work with waste partners to properly sort construction materials offsite. We also keep up to date with all the latest building techniques like prefabrication to ensure we are managing our impact on the environment.

The environmental friendliness of the construction industry is still an area with massive room for growth and improvement as new innovations are made. But you can be sure we'll be the first to bring them to our sites as soon as they come to light. Q are up for the challenge and look to bring new ideas and systems into our work.

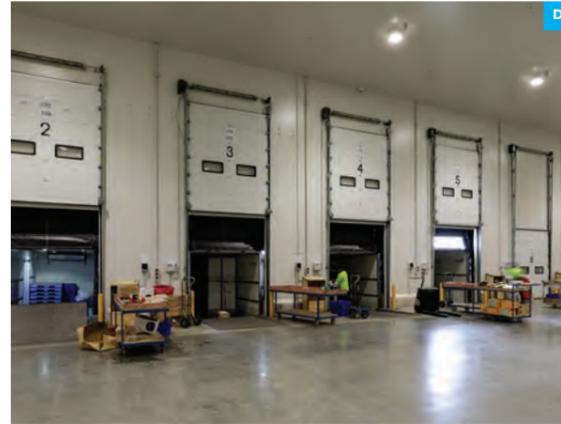
REFINING OUR PROCESS



Q CONSTRUCTION



A



D



B



E



C



F

COLDSTORES PROFILE



G



H



I

Q COOL

We've been involved in a diverse range of projects with clients up and down Aotearoa. Visit our website to view our extensive suite of case studies.  
[qgroup.nz](http://qgroup.nz)

- A Bidvest Whangarei
- B RLB Packaging Office
- C Ottogi New Zealand
- D Bidfood Te Rapa Hamilton
- E Biomarine Factory Warkworth
- F Bidvest Verissimo Drive
- G Makita Office and Warehouse
- H Bidvest Verissimo Drive
- I DSM Project Waka Milk Powder Line



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